



City and Borough of Juneau
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TO: Chair Bryson & Assembly Lands, Housing, and Economic Development Committee
DATE: May 5, 2025
FROM: Robert Barr, Deputy City Manager
RE: Floyd Dryden

At the March 17 LHED meeting, the committee provided direction to proceed with a lease to Tlingit & Haida (T&H) for use of Floyd Dryden. That lease is scheduled to be introduced at the 5/19 Regular Assembly meeting.

Additionally, T&H has requested financial support to construct tenant improvements inside of Floyd Dryden, in order to make the space appropriate and licensable for childcare. Their cost estimate for this work is \$1M. If the LHED + Assembly decide to proceed with financial support, staff recommend this come in the form of a grant. Funding source options include General Fund or the MD/FD Deferred Maintenance CIP. If the LHED + Assembly decide not to offer a grant or to offer a partial grant, an alternative option could be for CBJ to provide the funding upfront and in return increase the lease rate to cover the costs over the term of the lease. The current lease rate has been negotiated to be around \$2/sf and is based on building operating costs.

The remainder of this memo is from T&H, outlining what three different grant options enable:

- ***\$500K grant:*** *This funding level would allow us to address immediate safety and accessibility requirements, including ADA-compliant restrooms near Classroom 205, restroom modifications for young children, basic security access controls, targeted repairs, and deep cleaning. However, it would not provide the comprehensive upgrades needed for a fully functional early education environment.*
- ***\$750K grant:*** *This increased funding would allow us to build upon the core upgrades with features enhancing comfort and daily functionality, such as a washer and dryer, select carpet upgrades, additional cosmetic work, and basic safety measures in the indoor play area. Nevertheless, critical elements for a fully operational and safe early education facility would still be lacking.*
- ***A full \$1 million grant*** *is essential to bring the entire plan to life and create a truly safe, welcoming, and fully functional learning space for the families we serve. This comprehensive funding level would cover all necessary upgrades, including:*
 - *New exterior doors in all sleeping rooms for enhanced safety*
 - *Complete ADA and restroom upgrades throughout the facility*
 - *Comprehensive paint and finish repairs across all classrooms*
 - *Flooring improvements as needed to create appropriate learning environments*
 - *Thorough cleaning of all spaces to ensure a healthy environment*
 - *Comprehensive security access controls throughout the facility*
 - *Full sprinkler and lighting protection in all indoor play areas*

- *Washer and dryer installation to support the daily operational needs of an early education program*

In conclusion, while we are grateful for any level of support, only the full \$1 million grant will equip the Tribe with a facility that is truly ready and fully capable of delivering crucial early education services to our community.

Recommendation

Discuss and forward a recommendation to the Assembly Finance Committee for inclusion in your FY26 budget process.